



JOSEPH F. CULVER,

—OF—

EMPORIA, - KANSAS,

IS THE AUTHORIZED AGENT
OF THE



Arizona Canal and Improvement Co.,

UNDER WHOSE

—AUSPICES THE—



WITHIN :-: COMMITTEE

Made their Investigation.

Information can be had as to prices of land, rates of emigration, etc., by writing or calling on him.

We, the undersigned committee appointed to make investigation of the Salt River Valley in Arizona, beg leave to make the following report: That we proceeded by the Santa Fe and Southern Pacific railroad to Phoenix, the county seat of Maricopa county and the Capital of the Territory.

That we have spent a week in the careful examination of the quality of the land, the nature of the products raised, the supply of water for irrigation, the value of the land and water rights, and the markets.

We find the Salt River Valley much more beautiful than we dared anticipate or even dream of. The climate is the best in the world. There are no snows, very seldom a frost and very light. The land is as rich as it can be and produces of most products four or five crops a year.

The principal products are barley, wheat and oats. Corn is raised to a very limited extent. As a fruit and vegetable country it cannot be excelled.

Almost everything that is grown from the Arctic circle to the Equator. All of the cereals and grasses indigenous to the temperate zone; every fruit that ripens under semi-tropic suns; every beautiful flower that sheds its fragrance in the bleak North as well as in the sunny South, and every shrub and tree that adorns and beautifies our homes from the piney woods of Maine to the orange orchards of California. In fruits the Salt River Valley produces the following:

Oranges, Figs, Walnuts, Quinces, Apples, Lemons, Pomegranates, Nectarines, Pecan nuts, Cherries, Limes, Bananas, Peaches, Pears, Strawberries, Olives, Almonds, Apricots, Plums, Peanuts, Mulberries and other small fruits, and grapes of every variety.

Of cereals and grasses the valley produces the following:

Wheat, Buckwheat, Flax, Bermuda grass, Oats, Cotton, Sugar cane, Millet, Barley, Tobacco, Alfalfa, Timothy, Corn, Hemp, Bluegrass, Clover, Broom Corn.

Besides the foregoing, vegetables of every kind give a most prolific yeild.

Every variety of vegetables known in the market can be raised. The vineyards are without precedent anywhere in the world, both as to productiveness and quality of fruit. Trees commence bearing at two years and attain their perfection in three or four years.

We have brought with us samples of barley and oats and wheat and alfalfa. In the pastures of alfalfa there were grazing as fine cattle as we ever saw. An acre is capable of sustaining from two to three head. When made into hay, four and even five crops can be made from it, averaging ten tons of hay per acre during the year. At least four crops and often five of vegetables can be raised.

We have considered the matter of beet raising for sugar, and have the promise that as soon as 5,000 acres of beets are guaranteed in cultivation, a sugar factory will be started at Phoenix or accessible to the land. That $4\frac{1}{2}$ cents per pound is guaranteed, and that there can be made from each acre \$80 a year from the beets.

We have also a guarantee that when 500 acres of grapes are in cultivation and ready for bearing, that a wine house will be erected within a convenient distance from the land, and all the crops of grapes taken at from \$50 to \$55 an acre, and that grapes attain their perfection in about two years.

LIVE STOCK.

Horses, hogs, cattle and all other live stock find a genial home in the rich alfalfa pastures of the valley. Summer and winter, autumn and spring, they crop the nutritious food, or rest contentedly in the shade of the leafy cottonwood. In a region like this, where men go about their daily avocations in their shirt sleeves during the entire winter, the housing of cattle is entirely unknown. The hogs run on the alfalfa fields until the harvest is over when they are turned on the stubble, which in a short time puts them in prime

condition for the market. A large quantity of ham, bacon and lard is put up in the valley, the meat being sweet, juicy and of a fine flavor. This year it is estimated that 3,000 porkers will be turned into hams and bacon.

Beef fattened on the alfalfa pastures is tender and juicy, equal to the stall-fed article of the eastern States. Los Angeles and other towns of Southern California receive a large portion of their supply from this region and the demand is steadily increasing. When the stock-grower has fenced a tract of land, planted it in alfalfa, and set out cottonwood shade trees, his labors are nearly at an end and his expenses become merely nominal. Cattle are turned on the green fields through which streams of water are conducted, and are ready for the butcher at all seasons. There is required no herding, no rounding up, nor is there any loss from straying or from "rustlers." Experienced cattlemen assert that there is more money in raising beef by this method than on the wild-grass ranges. A very fine grade of cattle has been introduced into the valley.

Within the past three years some of the purest breed of the equine race have been imported from the famed blue-grass region of Kentucky, and to-day the town of Phoenix and the surrounding country can show as fine a breed of horse-flesh as any place of like population in the Union. The soil, climate and feed are all that could be desired, and the valley will yet become famous for its fast stock.

FRUIT CULTURE.

While capable of an almost unlimited variety of productions, it is to the cultivation of fruits that this valley must look for lasting prosperity. Outside of some favored spots in California there is not a region between the Atlantic and the Pacific that possesses so many natural advantages for the prosecution of this industry. Shut out from the fogs and mists of the sea-coast valleys, its pure, dry atmosphere has all

the desirable qualities for the growing, ripening and curing of high-priced semi-tropic fruits. The soil is natural fruit land, and has all those ingredients requisite for its production. Owing to the more rapid growth of vegetation the fruit of the Salt River Valley are ripe and ready for market from two to three weeks earlier than those of California. This gives the Arizona producer an immense advantage over his competitor of the Golden State and enables him to dispose of his entire crop free from competition. It may appear like sending coals to Newcastle, but it is a fact that the Salt River Valley has for several seasons past shipped apricots to Los Angeles a month before they were ripe in that city. Of this the Los Angeles Times speaks as follows: "Prophet Potts left at the Times sanctum yesterday a little box of ripe apricots. They are a full month earlier than those which ripen here, and were grown in the Salt River Valley near Phoenix Arizona. * * * The prospects, in view of the Salt River development, are, that Arizona will some day send back a Roland for our Oliver, supplying this section with early high-priced fruit."

The yield of fruit is something unprecedented; the fig gives three and sometimes four crops a year. This tree, whose cultivation is successful in so few places in the United States, thrives wonderfully here, and grows almost as strong and vigorously as the native cottonwood. Cuttings set out have borne a fine crop within eighteen months, the fruit being large, rich and luscious. The Adriatic variety is being generally introduced, and seems to be as much at home as on the hills and valleys of its native Dalmatia.

No spot on the Pacific coast is better adapted to the cultivation of the grape. Cuttings will bear in eighteen months, and two crops a year from the same vine is no uncommon occurrence. The chief varieties planted thus far are the Muscat, Mission, Sweet-water, Zinfandel, Tokay, Black and Golden Hamberg and Lady Downing, and in the area devoted to each they rank in the order named.

The surplus products of the valley find a market

in the various towns and mining camps of the Territory, in Los Angeles, El Paso and the New Mexican settlements. At the present time beef cattle are shipped to Los Angeles and hogs find a ready sale in New Mexico and the western Texas towns. Most of the wheat is ground into flour, which supplies home consumption, while large quantities of barley are needed to furnish the various military points.

Wheat of this season is now selling for \$1.20 to \$1.50 per hundred pounds, barley 75 cents to \$1.00 per hundred.

Alfalfa is cut from four to six times during the season, giving a yield of two tons per acre for each cutting. When baled, alfalfa hay finds a ready sale at \$8 per ton; loose, it brings \$5. There is a steady demand for this article in the camps and mining towns of Arizona, and now that he is in possession of rail facilities, the Salt River farmer need not fear competition from Southern California.

The raising of hogs is a good business here. The cost of production is merely nominal; the alfalfa and stubble fields furnishing all the food required. On the ranch they are worth $3\frac{1}{2}$ to 4 cents per pound; made into bacon and hams the meat finds quick sale at 10 to 15 cents per pound.

PRICES OF LAND AND WATER.

It may be as well to state, for the benefit of the reader, that the water of the several canals is divided into what is known as "rights," or shares, the quantity in each "right" being $33\frac{1}{4}$ miners' inches. This is sufficient to cultivate 80 acres. These "rights" are now selling in the various canals at \$1,000 each.

SCHOOLS, SOCIETY, ETC.

Although embracing representatives from almost every known country, the settlers of the valley are mainly Americans, gathered from all the States of the Union. Though far distant from the great centres of population, the society of Phoenix can lay just claim to being cultured, liberal and progressive. Reading

rooms, libraries, social and benevolent organizations are fully established here, and the amenities of social life are observed as fully as in lands of an older civilization. The stranger will find a people broad-minded and generous in their views, intelligent and progressive, who will give him a hearty welcome.

The residents of the valley may well point with pardonable pride to their public schools. The total number of schools in Maricopa county is 24, of which 19 are in the valley, eight of these being grammar and sixteen primary schools. There are five male and eighteen female teachers. The number of children of school age is over 1,200. The expense of maintaining the schools for the present year will be about \$18,000, while the revenues will amount to over \$19,000.

The public school of Arizona are supported by a direct tax upon the assessed property of the Territory. Besides this tax two sections of the public lands in each township have been set apart by the general government for school purposes, to be utilized when Arizona becomes a state.

The immigrant with a family who desires to settle in this valley will see from the foregoing that his children can have all the advantages of the public school system.

COST OF LIVING, BUILDING MATERIAL, ETC.

The price of provisions is about as follows:

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|----------------------------|--------|----|--------|
| Flour, per 100 pounds..... | \$2.25 | to | \$2.60 |
| Coffee, per pound..... | 16c | to | 40c |
| Sugar, per pound..... | 7½c | to | 9½c |
| Tea, per pound..... | 50 | to | 1 00 |
| Bacon, per pound..... | 10 | to | 15 |
| Potatoes, per pound..... | 2½ | to | 4 |

other vegetables at proportionate rates.

| | | | |
|------------------------|----|----|-----|
| Milk, per quart..... | | | 5 |
| Beef, per pound..... | 6 | to | 12½ |
| Mutton, per pound..... | 7½ | to | 10 |
| Eggs, per dozen..... | 10 | to | 35 |
| Butter, per pound..... | 35 | to | 50 |

Following is the cost of building material:

Merchantable lumber per 1,000 feet, \$33 to \$38; planed finishing lumber per 1,000 feet, \$45; brick per thousand \$7.50; placed in the wall \$12 per 1,000; wire fencing per rod cost $7\frac{1}{2}$ c per pound. Lines of cottonwoods are in many instances planted along the boundaries of farms and make an excellent live fence; the osage orange and Lombardy poplar are also being utilized for that purpose. Good work horses are worth from \$150 to \$200 per span; a yoke of oxen can be had for \$100, and milk cows range from \$20 to \$50. Farm wagons are worth from \$75 to \$100, and agricultural implements are somewhat higher than in the states, owing to the increased cost of transportation, but arrangements have been made whereby all agricultural implements can be had at cost and 10 per cent added.

TAXATION.

Real Estate and personal property is assessed at about one-third of its value, and the rate is 3 per cent, which is only one cent on the actual value.

George W. Fast, will return in the course of a week or two with any families who are ready to go, and will remain in the Salt River Valley during the summer. His postoffice address will be Phoenix, Arizona, and he will answer any questions or do any business or select any land for any parties desiring to go there. A map will be found of the land and canal system in the office of Jno. C. Fast at Hillsborough, Kansas, also information about transportation.

The Arizona Improvement Company at Phoenix, have shown us every kindness, have furnished transportation and the best of entertainment, and have in every respect acted perfect gentlemen with us, and no one need have any fears in dealing with them. They are perfectly reliable and honest, and we have made a thorough investigation of them while here.

We all unite in saying that in our judgement the place we now recommend is the very best place that

has been held in consideration by any of our people for settlement, and we all expect to become residents of the Salt River Valley.

Respectfully Submitted,

G. W. FAST.

K. GORSULOWSKY.

HENRY TACHS.

JOHN WALTER.

March 11th, 1890.

